

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8801 Christ Episcopal Church, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 22, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 10, 1966

ORDERED:

That the appeal for a variance from the lot occupancy requirements of R-3 District to permit a two story extension of the existing hallway and vestibule at 3100-3108 O Street, NW., lots 825 and 50, square 1243, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-3 District.
 - (2) Appellant's improvements are located partially on two lots. Lot 825 contains the church building and a Sunday School Room, while lot 50 contains the kitchen, a choir room, which is a proposed chapel, and a rectory. The church was built in 1881.
 - (3) The areas of lots 825 and 50 are 7,215 square feet and 7,200 square feet, respectively, with a total area of 14,415 square feet.
 - (4) The occupancy of Lot 825 exceeds the 60 percent allowance for churches in the R-3 District. The coverage on Lot 50 is 41 percent of the 60 percent allowance. It is stated that the coverage of the entire lot at the present time is 69.3 percent. The proposed addition will increase the coverage of 0.7 percent.
 - (5) Appellant proposes to construct a vestibule 7.08 feet by 10 1/2 feet, a total of approximately 78 square feet which will "square off" the proposed chapel.
 - (6) No opposition was registered at the public hearing to the granting of this appeal.
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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that the denial of this request would prevent a reasonable use of the property, as construction of the proposed vestibule will result in only a minor increase in the lot occupancy, the lot being already over occupied. However, the projected lot occupancy will not constitute a substantial increase and only act to enclose the existing church building and the proposed chapel.

We hold that appellant's proposal will have no adverse affect upon nearby or adjoining property and will not substantially impair the purpose, intent, and integrity of the zone plan as embodied in the Zoning Regulations and Map.